

**ZB# 68-7**

**Charles Ostrander**

**(no SBL given)**

(Ostrander)

68-7

8-6-68

1:30 PM.

**PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS**  
 PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Newburgh, New York, will hold a public hearing pursuant to Section 266 of the Zoning Ordinance on the following proposition:  
 Appeal No. 1 of Charles B. Ostrander, Request for a variance of the regulations of the zoning ordinance to permit a mobile home being a variance of Article III, Section 46a for property owned by him situated as follows:  
 One and one-half acres Mt. Airy Rd. Town of New Windsor  
 Town of New Windsor  
 SAID HEARING will take place on the 1st day of July, 1968, at the Town Hall beginning at 7:30 o'clock P.M.  
 LOUISE A. BUDNEY  
 Chairman  
 June 20

**State of New York  
 County of Orange, ss:**

Hugh V. Nocton, being duly sworn deposes and says that he is ..... Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published .....  
 ..... One Time .....  
 in said newspaper, commencing on the ..... 20th ..... day of ..... June ..... A.D., 1968, and ending on the ..... 20th ..... day of ..... June ..... A.D., 1968

Subscribed and sworn to before me this  
 ..... 20th ..... day of ..... June ..... 19 68

} *Hugh V. Nocton*  
*Louise A. Budney*

.....  
 Notary Public of the State of New York, County of Orange.  
 MY COMMISSION EXPIRES MARCH 30, 1969



Adopted 12/20/65

APPLICATION FOR VARIANCE

APPLICATION NO. 7

DATE: JUNE 13 1968

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I ~~(we)~~ CHARLES B. OSTANDER of MT AIRY RD  
(Street & Number)

NEW WINDSOR

N.Y.  
(State)

HEREBY MAKE

APPLICATION FOR A VARIANCE:

- A. LOCATION OF THE PROPERTY MT AIRY RD (NO NUMBER) R-A  
(Street & Number) (Use District on Zoning Map)
- B. PROVISION ~~(S)~~ OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance: SECTION 48-33 A)

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because:  
APPLICANTS LAND IS ON SIDE OF A HILL AND  
IS UNSUITABLE FOR BUILDING
2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: APPLICANT WOULD LIKE TO USE THE  
MOBILE HOME FOR MOTHER IN LAW, WHO IS OTHERWISE  
ALONE AND <sup>APPLICANT</sup> HAS NO OTHER LAND.
3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption of the Ordinance because:  
APPLICANT HAD NO WAY OF FORESEEING  
THE NEED

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this ordinance because: APPLICANT

HAS 1 1/2 ACRES, ALL OF WHICH IS WELL  
LANDSCAPED. ALSO DUE TO <sup>HILLY</sup> TERRAIN, MOBILE HOMES  
WOULD FIT IN VERY NICELY.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because:

THERE ARE A NUMBER OF MOBILE HOMES  
IN THE ZONE, ALSO PROPERTY IS ACROSS THE  
STREET FROM OLI ZONE. WHERE MOBILE HOMES ARE  
ALLOWED

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

PLANS SUBMITTED HEREWITH

- I. Application to be accompanied by a check, payable to the Town ~~Commissioner~~ of N.W. in the amount of \$10.00. Application to be returned to: New Windsor Zoning Board of Appeals, ~~1255~~, New Windsor, N. Y. 12550.

F. NOTICE OF HEARING:

Applicant agrees to send notice of any public hearing via registered mail to all abutting land owners as required by Section 9.4.1 of the ordinance

- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified.  
Dated: \_\_\_\_\_

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS  
Sworn to this 13 day of JUNE 1968

[Signature]  
Signature of Applicant

197 AIRY RD RD2, NEWBURGH  
Address N.Y.

565 5874  
Telephone No.

DANIEL J BLOOM  
Notary Public — State of New York  
Residing in Orange County  
Commission Expires March 30, 1969

[Signature]  
(Notary Public)

DO NOT WRITE IN THIS SPACE

Application NO. 17  
Date of Hearing July 1, 1968  
Date of Decision July 15, 1968

Date Received June 13, 1968  
Notice Published June 20, 1968

Decision: Variance denied - Vote 7-0.

DANIEL J BLOOM

*Attorney at Law*

POST OFFICE BOX 477 *Paul Lake, New York 12584* TELEPHONE 561-6920

July 20, 1968

Mrs. Delio  
Zoning Board of Appeals  
Town of New Windsor  
New Windsor, New York 12550

Re: Application of Charles B. Ostrander

Dear Mrs. Delio:

In accordance with our telephone conversation of July 19, 1968, I have reviewed my check book and discovered that through an oversight on my part I failed to forward the requisite \$10.00 filing fee in the above-captioned matter. Accordingly, there is herewith enclosed my check in the amount of \$10.00 to cover said fee.

I shall expect to hear from you after August 1st with respect to obtaining a copy of the Board Minutes containing its determination in the above matter.

Very truly yours,

  
DANIEL J. BLOOM

DJB:jp  
Encl. 1

APPLICATION is hereby made for the following:

Agenda \_\_\_\_\_ Service \_\_\_\_\_

1. Name Mr CHARLES B OSTRANDER

Address 204 MT AIRY RD

Telephone Number 565-5874

Are you the owner of the property? YES

2. Briefly describe intention (or attach) and location of property:

PUR A MOBILE HOME ON MY PROPERTY.  
APPROX. 1/2 MILE IN OFF OF RT 94 ON THE RIGHT  
HAND SIDE

3. PLANNING BOARD

\_\_\_\_\_ Site Plan Preliminary Meeting

\_\_\_\_\_ Subdivision Preliminary Meeting

\_\_\_\_\_ Informational Meeting

AGENDA DATE \_\_\_\_\_

4. ZONING BOARD OF APPEALS

\_\_\_\_\_ Interpretation of Ordinance or Map

\_\_\_\_\_ Variance (Notify P/B - plans if necessary)

\_\_\_\_\_ Informational Meeting

AGENDA DATE \_\_\_\_\_

5. BUILDING PERMIT

\_\_\_\_\_ Planning Board action needed

\_\_\_\_\_ Z.B.A. action needed

\_\_\_\_\_ Site Plan needed

\_\_\_\_\_ Subdivision approval needed

\_\_\_\_\_ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable

1. How Long?
2. Any in Mex
3. Notice To Neighbors
4. Send Letter To  
TC

Address 204 MT AIRY RD

Telephone Number 565-5874

Are you the owner of the property? YES

2. Briefly describe intention (or attach) and location of property:

POT A MOBILE HOME ON MY PROPERTY.  
APPROX. 1/2 MILE IN OFF OF RT 94 ON THE RIGHT  
HAND SIDE

3. PLANNING BOARD

\_\_\_\_\_ Site Plan Preliminary Meeting

\_\_\_\_\_ Subdivision Preliminary Meeting

\_\_\_\_\_ Informational Meeting

AGENDA DATE \_\_\_\_\_

4. ZONING BOARD OF APPEALS

\_\_\_\_\_ Interpretation of Ordinance or Map

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AGENDA DATE \_\_\_\_\_

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\_\_\_\_\_ Site Plan needed

\_\_\_\_\_ Subdivision approval needed

\_\_\_\_\_ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.





Mr. W. YEAT  
561-5482  
Assessor

# PROCEDURE FOR PUBLIC HEARING

In order to prepare for a public hearing before the New Windsor Zoning Board of Appeals, applicant must first prepare a public hearing notice, said publication to appear in the newspaper only once at least 10 days prior to the hearing date.

Registered letters are to be sent to all residents and property owners within a radius of 500 ft. of the property in question. This list may be obtained from the Assessor's office. All registered letters must have return receipts. All return receipts, copy of published notice, copy of registered letter and all site plans with measurements must be presented at the public hearing by applicant. A fee of \$10.00 is required in all cases, check to be made payable to the Town Comptroller of New Windsor.

Franklin Benedict  
FETROSEAN

Cavalieri  
Stinglin & John

Herbert  
William  
William H. Miller  
Smith

7 envelopes

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined ..... 19.....  
Approved ..... 19.....  
Disapproved a/c .....  
Permit No. ....

Office of Building Inspector *Lawrence Jones*  
~~TOWN OF NEW WINDSOR~~, Building Inspector  
Town Hall, 244 Union Avenue  
Newburgh, N. Y. *Tel. 561-9183*  
*Town Hall 561-7126*

*Mobile Home*  
APPLICATION FOR ~~BUILDING~~ PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date *5 APRIL* .., 19*68*

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.

*Charles B. Rotondo*  
(Signature of Applicant)

*204 Mt. Airy Rd. New Windsor N.Y.*  
(Address of Applicant)

State whether applicant is owner, lessee, agent, architect, engineer or builder:

..... OWNER .....

Name of owner of premises: MR. CHARLES & MRS. GERTRUDE OSTRANDER .....

If applicant is a corporation, signature of duly authorized officer.

..... N/A .....  
(Name and title of corporate officer)

1. Location of land on which proposed work will be done APPROX. 1/2 MILE FROM RT 94  
ON MT AIRY RD. RIGHT HAND SIDE .....
2. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
  - a. Existing use and occupancy ONE FAMILY HOME ON ONE END OF PROPERTY .....
  - b. Intended use and occupancy THE LOT ON THE OTHER END OF PROPERTY ..  
IS WOODS. TO BE CLEARED FOR A MOBILE HOME ON A FOUNDATION ..  
MOBILE HOME
3. Nature of work (check which applicable): New Building ✓ Addition ..... Alteration .....  
Repair ..... Removal ..... Demolition .....
4. Estimated cost\* . . . . . Fee . . . . .  
(to be paid on filing this application)
5. If dwelling, number of dwelling units ... 1 ..... Number of dwelling units on each floor ... 1 .....  
If garage, number of cars N/A .....
6. If business, commercial or mixed occupancy, specify nature and extent of each type of use . N/A .....  
.....  
.....
7. Dimensions of existing structures, if any: Front ..... N/A ..... Rear ..... N/A .....  
Depth ..... N/A ..... Height ..... N/A ..... Number of Stories ..... N/A .....
8. Dimensions of same structure with alterations or additions: Front ..... N/A ..... Rear ..... N/A .....  
Depth ..... N/A ..... Height ..... N/A ..... Number of Stories ..... N/A .....
9. Dimensions of entire new construction: Front 50' ..... Rear 50' ..... Depth 12' .....  
Height 10' ..... Number of Stories ..... 1 .....

10. Size of lot: Front 70' Rear 70' Depth 50' Front Yard 25'  
Rear Yard 13' Side Yard 10' Is this a corner lot? No

11. Zone or use district in which premises are situated.....

12. Does proposed construction violate any zoning law, ordinance or regulation? . . .

13. Name of Compensation Insurance Carrier TRAVELERS INDEMNITY CO. HARTFORD, CONN.  
Number of Policy HO 4 713445 Date of Expiration 7/28/70

14. Name of Owner of Premises MR. CHARLES & MRS. GERTRUDE OSTRANDER  
Address 204 Mt. Airy Rd New Windsor Phone No. 565-5874

Name of Architect . . . . .

Address . . . . . Phone No . . . . .

Name of Contractor . . . . .

Address . . . . . Phone No. . . . .

15. Will electrical work be inspected by, and a Certificate of Approval obtained from, the New York Board of Fire Underwriters or other agency or organization?

If so, specify NEW YORK BOARD OF FIRE UNDERWRITERS

16. IMPORTANT. Do not pour footings until the location of building on lot, and soil has been inspected

17. Before a Certificate of Occupancy can be issued, a certified survey must be filed. (May be waived.)

18. Walls not to be lathed until Department inspection is made

19. Defer backfilling until waterproofing of foundation is approved by Department.

\* —

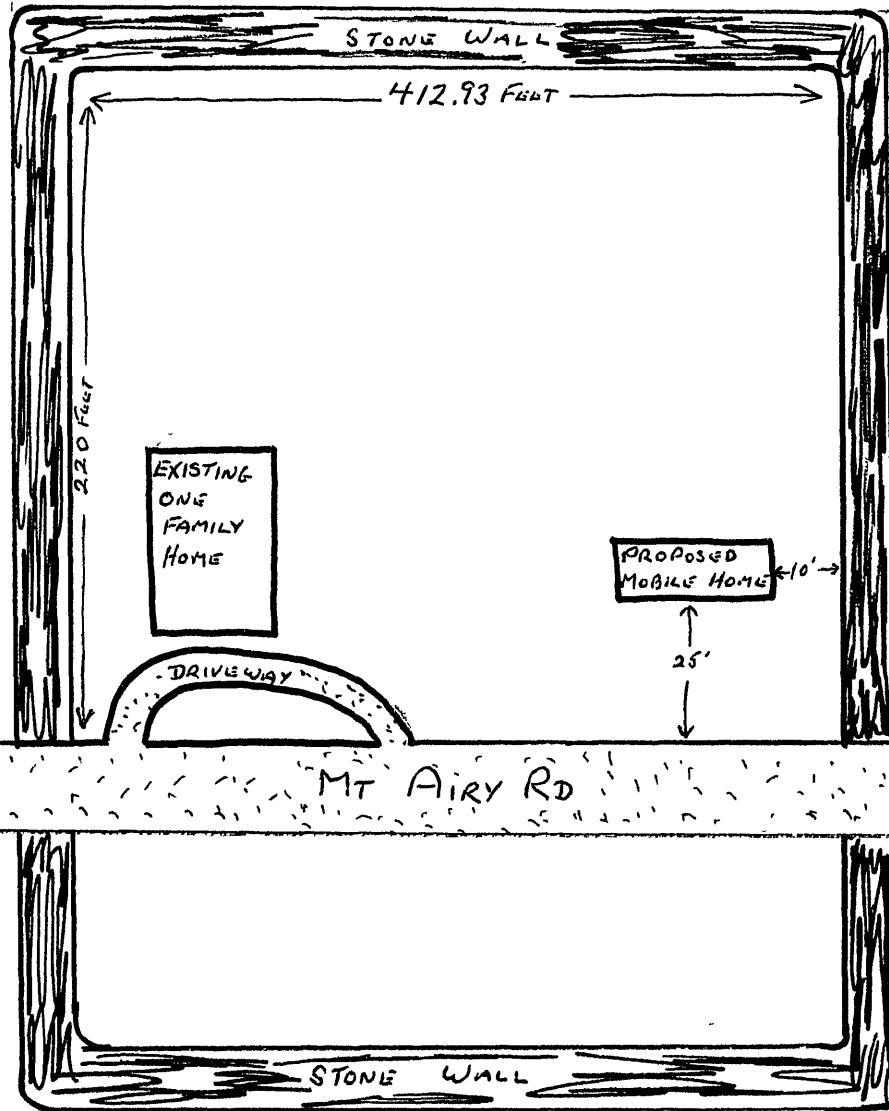
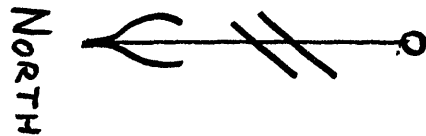
Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

SHOW PLOT PLAN ON NEXT PAGE

BENEDICT LAND  
(APPLE ORCHARD)

BENEDICT LAND  
(OPEN FIELD)

BENEDICT LAND  
(OPEN FIELD)



PLOT PLAN

STEINGLEN LAND  
(WOODS)

OTIS LAND

CAVALARI LAND  
(WOODS)